Book No. 1309

For and in consideration of the sum of $5.00 FIVE DOLLARS AND OTHER VALUABLE CONSIDERATION PAID BY MILDRED ARMSTRONG, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. TAXES FOR 1944 ARE PRORATED AS OF NOVEMBER 1, 1944, WHICH TAXES HAVE BEEN PAID BY THE SELLERS.

WE, W.L.LOCKHART AND WIFE, BEATRICE LOCKHART, FORMERLY BEATRICE FINLEY; AND GEO. I. WADDEY,JR., UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MILDRED ARMSTRONG, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.5 ON THE PLAN OF GEO.I.WADDEY'S SUBDIVISION OF LOTS NOS. 17, 18, 19, 20 AND 21 IN THE SUBDIVISION OF THE POWER PROPERTY, AS OF RECORD IN BOOK 547, PAGE 130, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.5 FRONTS 45 FEET ON THE WESTERLY SIDE OF 19TH AVENUE NORTH, AND RUNS BACK, BETWEEN PARALLEL LINES, 155 FEET TO A DEAD LINE.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO BEATRICE FINLEY, BY GEO.I.WADDEY, JR., AS OF RECORD IN BOOK 752, PAGE 89; BOOK 731, PAGE 291; AND BOOK 731, PAGE 605, REGISTERS OFFICE FOR SAID COUNTY.

ALSO PART OF LOT NO.16 IN THE POWER PROPERTY, AS OF RECORD IN BOOK 421, PAGE 65, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT LIES IMMEDIATELY WEST OF AND ADJOINING THE ABOVE MENTIONED LOT NO.5 IN GEO.I.WADDEY'S SUBDIVISION, AND MEASURES 45 X 50 FEET, MORE OR LESS.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO GEO.I.WADDEY,JR., BY FRANK HOSALE AND WIFE, MOLLIE L.HOSALE, AS OF RECORD IN BOOK 611, PAGE 662, REGISTERS OFFICE FOR SAID COUNTY.

THERE IS A BRICK DWELLING ON LOT NO.5 ABOVE MENTIONED, KNOWN AS CITY NO.509 NEW 19TH AVENUE NORTH.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID MILDRED ARMSTRONG, TO HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS, CONTRACTS, CONTROL AND ALL MARITAL RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER TO MANAGE, LEASE, MORTGAGE, SELL, TRANSFER AND CONVEY THE SAME BY WILL OR OTHERWISE, THE SAME AS IF SHE WERE A FEME SOLE, HER

~~To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said~~ , heirs and assigns, forever, and WE do covenant with the said MILDRED ARMSTRONG, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND WE, W.L.LOCKHART AND BEATRICE LOCKHART, AND GEO.I.WADDEY,JR., ~~the~~ do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MILDRED ARMSTRONG, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 14TH day of OCTOBER, 1944.

W.L.LOCKHART
BEATRICE LOCKHART
GEO.I.WADDEY,JR.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.B. TUCKER a Notary Public in and for said County and State, the within-named W.L.LOCKHART AND WIFE, BEATRICE LOCKHART, AND GEO. I.WADDEY,JR., UNMARRIED, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of NOVEMBER, 1944.

Commission Expires 7 day of OCT. 1947. (Seal) C.B.TUCKER, Notary Public.

U.S.R.S. $4.40.
RECD DEC. 19, 1944 AT 10:08 A.M.

Book No. 1309

For and in consideration of the sum of TEN DOLLARS ($10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS NOT NECESSARY HERE TO MENTION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, GOODLOE COCKRILL AND WIFE, MARY HARRIS COCKRILL, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 11TH, FORMERLY THE 18TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO.1 ON THE PLAN OF CHAS.U.COGGIN'S SECOND ADDITION, BEING A SUBDIVISION OF PART OF MAPLEWOOD, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BOONE DENTON, JULY 20, 1921, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF THE GALLATIN PIKE, 100 FEET SOUTH OF THE SOUTHERLY MARGIN OF THE MASONIC HOME ROAD; THENCE WITH THE WESTERLY MARGIN OF SAID PIKE, SOUTH 26-3/4 DEGREES WEST 100 FEET; THENCE NORTH 66 DEGREES WEST 125 FEET; THENCE NORTH 26-3/4 DEGREES EAST 100 FEET; THENCE SOUTH 66 DEGREES EAST 125 FEET TO THE BEGINNING, INCLUDING BUT EXCLUDING THEREFROM THAT PART OF SAID PROPERTY USED FOR HIGHWAY PURPOSES.

BEING THE SAME PROPERTY CONVEYED TO GOODLOE COCKRILL AND WIFE, MARY HARRIS COCKRILL, BY DEED FROM JOE S. WILES AND WIFE, OF RECORD IN BOOK 1019, PAGE 277, REGISTERS OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE LEASES ON THE PREMISES HEREIN DESCRIBED, WHICH ARE NOW IN EFFECT AND WHICH ARE AS FOLLOWS:

MARSHALL UPHOLSTERING COMPANY, EXPIRING DECEMBER 31, 1945
TOM C. SHARPE " DECEMBER 31, 1945
W.R. DUNN " MARCH 31, 1945.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THEIR, heirs and assigns, forever, and WE do covenant with the said E.E.HOSSE AND WIFE, ELLA MAI HOSSE that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, EXCEPT AS TO CERTAIN LEASES HEREINBEFORE MENTIONED.

And WE, GOODLOE COCKRILL AND WIFE, MARY HARRIS COCKRILL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 14TH day of DECEMBER, 1944.

GOODLOE COCKRILL
MARY HARRIS COCKRILL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HATTIE L.SPANN a Notary Public in and for said County and State, the within-named GOODLOE COCKRILL AND WIFE, MARY HARRIS COCKRILL the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of DECEMBER, 1944.

Commission Expires 8 day of APRIL, 1947. (Seal) HATTIE L.SPANN, Notary Public.

U.S.R.S. $16.50
RECD DEC. 19, 1944 AT 3:40 P.M.